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Preface

Las Vegas, The Fastest Growing U.S. Metropolitan Statistical Area

From 1990 to 1998, the Las Vegas Metropolitan Statistical Area (MSA) was the fastest-growing MSA in the country, according to the U.S. Census Bureau. As expected from the continued interest in the sunbelt regions of the United States, all of the fastest-growing metropolitan areas between 1990 and 1998 were located either in the western or southern United States.

Source: U.S Census Bureau, December 1999

10 Fastest-Growing Metropolitan Statistical Areas, by Rate of Growth

Rank	Metropolitan Area (MSA)	1998 Population	Population Change Number	1990 to 1998 Percent
1	Las Vegas, Nevada	1,321,546	468,900	55.0
2	Laredo, Texas	188,166	54,927	41.2
3	McAllen-Edinburg-Misson, Texas	522,204	138,659	36.2
4	Boise City, Idaho	395,953	100,102	33.8
5	Naples, Fla.	199,436	47,337	31.1
6	Phoenix-Mesa, Ariz.	2,931,004	692,506	30.9
7	Austin-San Marcos, Texas	1,105,909	259,682	30.7
8	Fayetteville-Springdale-Rogers, Ark	e. 272,616	61,708	29.3
9	Wilmington, N.C.	218,248	46,979	27.4
10	Provo-Orem, Utah	335,635	72,045	27.3

Source: U.S Census Bureau, December 1999

Land Use Data

Hotel and Motel Room Inventory

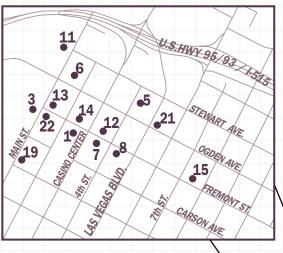
There are a total of 46 hotels and 82 motels within the City of Las Vegas, with the total room inventory of 19,069 as of July 1, 2000. Listed below are some of the larger properties within the City.

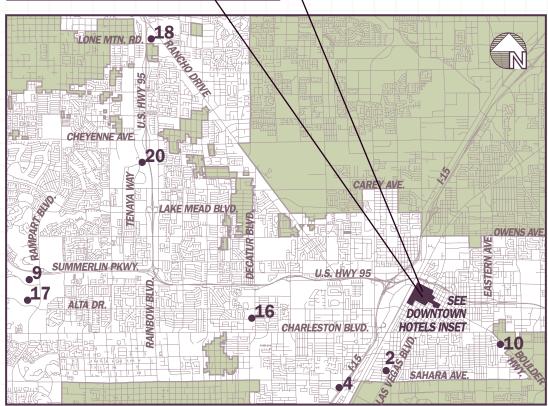
Мар#	Property	Room Count
1	Golden Nugget	1,907
2	Stratosphere	1,444
3	Jackie Gaughan's Union Plaza	1,037
4	Palace Station Hotel & Casino	1,029
5	Lady Luck Casino & Hotel	792
6	California Hotel	781
7	Four Queens	690
8	Fitzgerald's Casino & Holiday Inn	638
9	The Regent Las Vegas	541
10	Showboat	453
11	Main Street Station	452
12	Sam Boyd's Fremont Hotel	447
13	Las Vegas Club Hotel & Casino	410
14	Binion's Horseshoe	366
15	El Cortez Hotel & Casino	305
16	Arizona Charlie's	258
17	Suncoast	201
18	Santa Fe Station	200
19	Nevada Hotel	160
20	La Quinta NW Technology Center	128
21	Gold Spike Hotel	107
22	Golden Gate Hotel & Casino	106
Remaini	ing Properties (not mapped)	6,617
TOTAL	L ROOMS IN CITY OF LAS VEGAS	19,069

The total room count as of December 31, 2000 for the Las Vegas Valley was 124,700. This figure includes the cities of Jean and Primm, and excludes Mesquite and Laughlin.

Source: Las Vegas Convention & Visitors Authority

Hotel and Motel Locations





Current City of Las Vegas Boundary

Unincorporated Clark County / North Las Vegas

Master Planned Communities

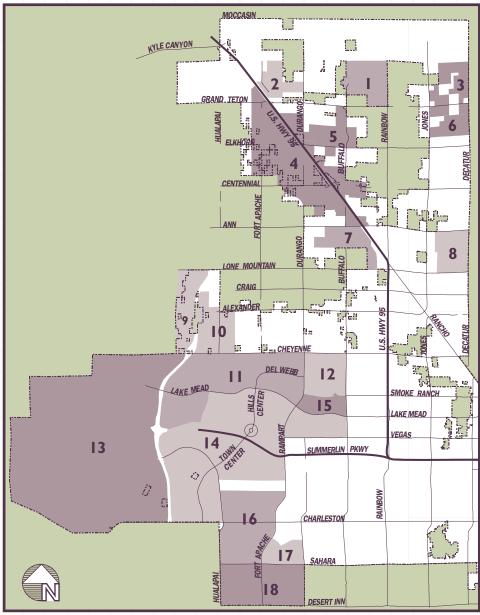
The City currently has 18 master-planned communities, located in the fast-growing west and northwest areas of the city. Although some of these communities are almost built-out, they are experiencing brisk resales of homes and rapid growth of surrounding commercial developments.

Note: Master Planned Communities for the purpose of this book are defined by the following criteria: (1) 80 acres minimum developed; (2) amenity such as a golf course, lake or unique open space provided; (3) a common theme created; (4) public and private streets integrated; and (5) gated communities may be included in the development.

Мар#	Master Planned Community	Proposed Units	Projected Population	Population Est. July 1,2000	Acres
1	Mountain Spa	1,890	5,500	0	635.5
2	Spring Mountain Ranch	1,206	3,500	2,576	351.05
3	Iron Mountain Ranch	1,886	5,500	0	533.71
4	Town Center	685	2,000	1,980	2669.43
5	Elkhorn Springs	2,308	6,600	6,571	497.42
6	Lynbrook	1,195	3,400	404	263.7
7	Painted Desert*	1,456	4,500	4,399	459.82
8	Los Prados*	1,647	5,000	4,737	508.46
9	Lone Mountain West	1,657	4,200	0	626.85
10	Lone Mountain	3,348	9,000	1,132	698.09
11	Sun City*	7,778	21,000	20,500	1944.15
12	Desert Shores*	5,030	8,500	8,331	680.75
13	Summerlin West	20,000	53,000	0	8682.35
14	Summerlin*	15,235	36,000	35,925	5464.11
15	South Shores*	1,626	4,100	4,008	323.87
16	Peccole Ranch*	5,265	12,000	11,735	1418.28
17	Canyon Gate*	994	2,600	2,597	352.77
18	The Lakes*	7,459	17,000	16,952	1283.44

^{*} Denotes communities approaching or near build-out.

Master Planned Communities Map



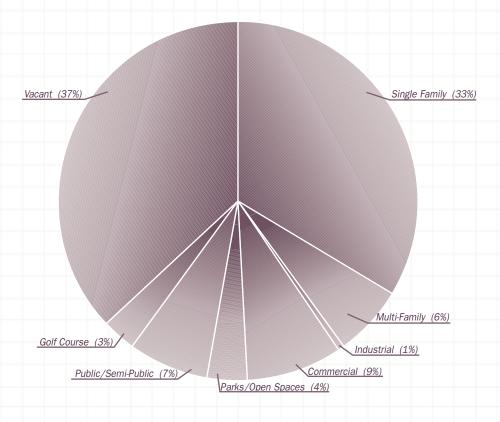
There are no master planned communities within City boundaries east of Decatur

Current City of Las Vegas Boundary

Unincorporated Clark County or North Las Vegas

Existing Land Use

The largest use of existing land (excluding Vacant) is Single Family Residential at 33%, followed by Commercial at 9%.

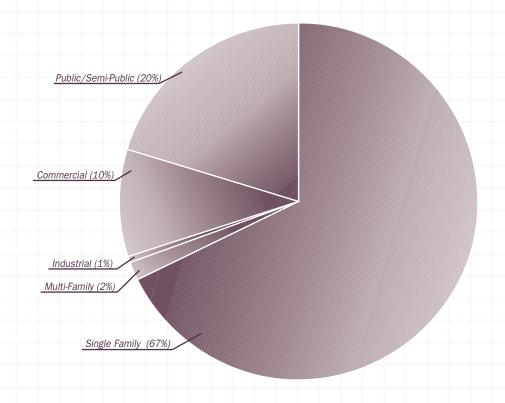


Note: Does not include Right-of-Way acreage

Source: CLV Planning & Development Department

Future Land Use

The largest designated use of future land (excluding Vacant) is Single Family Residential at 67%, followed by Public/Semi-Public at 20%. This includes vacant land in Las Vegas and county lands contiguous to or surrounded by the City that will be potentially annexed in the future.



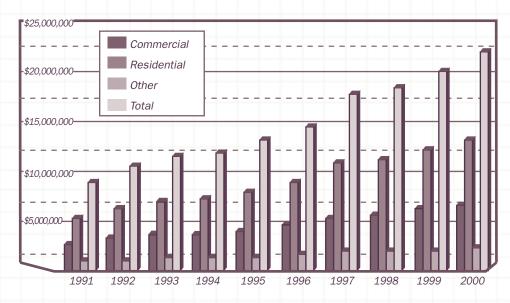
Note: Does not include Right-of-Way acreage

Source: CLV Planning & Development Department

City of Las Vegas Estimated Property Value (amounts expressed in thousands)

A comparison of Commercial, Residential and Other property shows that Residential represents the highest valuations, followed by Commercial. The estimated property values over the past ten years have increased by about 150% overall.

Year	Commercial	Residential	Other	Total
1991	\$2,687,954	\$5,375,909	\$895,985	\$8,959,848
1992	\$3,155,433	\$6,310,865	\$1,051,811	\$10,518,109
1993	\$3,456,969	\$6,913,939	\$1,152,323	\$11,523,231
1994	\$3,626,418	\$7,252,836	\$1,208,806	\$12,088,060
1995	\$4,002,763	\$8,005,526	\$1,334,254	\$13,342,543
1996	\$4,439,618	\$8,879,235	\$1,479,873	\$14,798,726
1997	\$5,406,874	\$10,813,749	\$1,802,291	\$18,022,914
1998	\$5,588,044	\$11,176,089	\$1,862,681	\$18,626,814
1999	\$6,100,724	\$12,201,447	\$2,033,575	\$20,335,746
2000	\$6,725,547	\$13,451,095	\$2,241,849	\$22,418,491

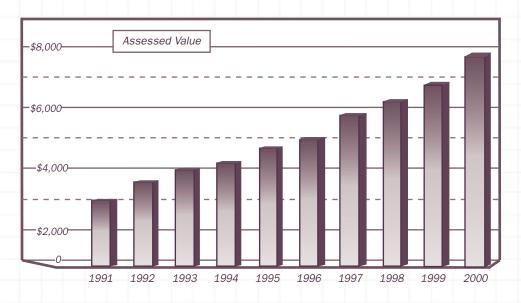


Source: CLV Comprehensive Annual Financial Report

City of Las Vegas Assessed Value of Real Property (amounts expressed in thousands)

The City's assessed value has increased by nearly 150% over the last ten years.

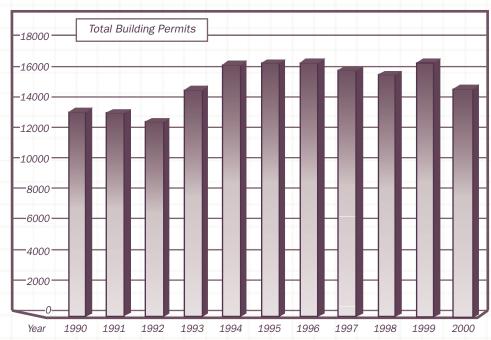
Year	Assessed Value	Percentage Change
1991	\$2,996,286	
1992	\$3,377,124	12.7%
1993	\$3,828,445	13.4%
1994	\$4,001,560	4.5%
1995	\$4,416,567	10.4%
1996	\$4,913,389	11.2%
1997	\$5,656,235	15.1%
1998	\$6,172,735	9.1%
1999	\$6,712,978	8.8%
2000	\$7,450,764	11.0%



Source: CLV Comprehensive Annual Financial Report

Building Permits

In 2000, a total of 14,913 building permits were issued, 10.2 percent fewer than in 1999. The number of building permits, as shown on the chart below, experienced little change from 1994 to 1999. Commercial building permits have remained stable during the past five years. The year 2000 decline in building permits is attributable to a decrease in residential permits issued.



	Total Building	Percentage	Commercial/	Percentage
Year	Permits	Difference	Industrial Permits	Difference
1990	13,385		891	
1991	13,345	-0.3%	785	-11.9%
1992	12,740	-4.5%	697	-11.2%
1993	14,829	16.4%	678	-2.7%
1994	16,477	11.1%	753	11.1%
1995	16,572	0.6%	779	3.5%
1996	16,611	0.2%	1,063	36.5%
1997	16,110	-3.0%	1,079	1.5%
1998	15,809	-1.9%	1,210	12.1%
1999	16,612	5.1%	1,055	-12.8%
2000	14,913	-10.2%	1,000	-5.2%

Source: CLV Building & Safety Department

Planning & Development Department Applications

Subdivision map activity has been consistent during the past two years in the City of Las Vegas. Tentative map applications have increased by about 27 percent. Final maps, which indicate the actual number of units that will be built, showed virtually no change.

	1999	2000	Percent of Change
Tentative Maps	45	57	26.7%
Final Maps	91	90	-1.1%

Source: CLV Planning & Development Department

Business Licenses

As of December 31, 2000, the City has 30,516 business licenses. From 1992 through 2000, business license activity has increased by over 41%. Note: Active business licenses include new licenses, less terminated licenses. For example, there may be 7,000 new applications; however, 6,000 businesses may cease operations, making the net gain from year to year only 1,000.

Year	Active Business Licenses	Percentage of Change
1992	21,604	-
1993	22,482	4.1%
1994	22,294	-0.8%
1995	23,724	6.4%
1996	24,929	5.1%
1997	26,218	5.2%
1998	27,161	3.6%
1999	28,391	4.5%
2000	30,516	7.5%

Source: CLV Finance Department, Business License Division

Population Data

Population Comparison (estimates from Nevada State Demographer)

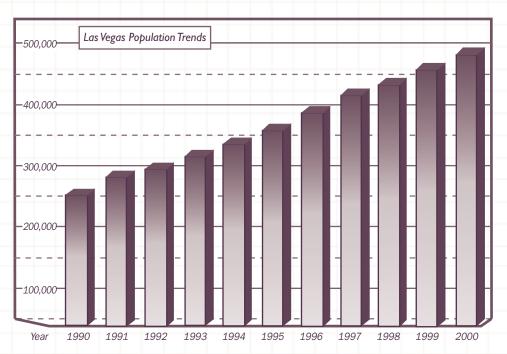
The total population for Clark County as of July 1, 2000 is 1,425,723. This represents an increase of 6.1 percent over the previous year. During the past year, the city of Las Vegas' population increased by more than 18,000 to 483,448. The City captured 22.4 percent of the total county population increase and grew at a rate of 4.0 percent.

Entity	July 1, 1999	July 1, 2000	Percent Change	Population Growth	Percent Share of Growth
Boulder City	14,860	15,519	4.4%	659	0.8%
Henderson	177,030	198,691	12.2%	21,661	26.4%
Las Vegas	465,050	483,448	4.0%	18,398	22.4%
Mesquite	14,070	15,605	10.9%	1,535	1.9%
North Las Vegas	117,250	124,936	6.6%	7,686	9.4%
Unincorporated Clark County	555,280	587,524	5.8%	32,244	39.2%
Total Clark County	1,343,540	1,425,723	6.1%	82,183	

Source: Nevada State Demographer

Population Trends (estimates from Nevada State Demographer)

Year	Population	Percentage Change	Numeric Change
1990	268,330		
1991	289,690	8.0%	21,360
1992	303,140	4.6%	13,450
1993	323,300	6.7%	20,160
1994	346,350	7.1%	23,050
1995	368,360	6.4%	22,010
1996	398,110	8.1%	29,750
1997	425,270	6.8%	27,160
1998	441,230	3.8%	15,960
1999	465,050	5.4%	23,820
2000	483,448	4.0%	18,398

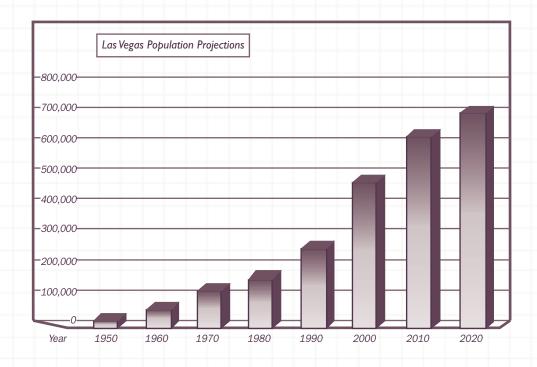


Source: Nevada State Demographer

Historical and Projected Populations (estimates from

City of Las Vegas Planning & Development Department, Comprehensive Planning Division and the U.S. Census Bureau)

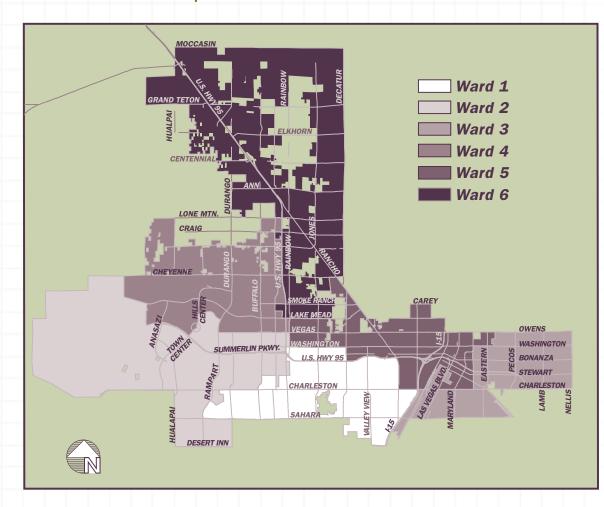
Year	Population	Percent Change	Numeric Change
1950	24,624		
1960	64,405	161.6%	39,781
1970	125,787	95.3%	61,382
1980	164,674	30.9%	38,887
1990	258,295	56.9%	93,621
2000	482,874	86.9%	224,579
2010	615,000	27.4%	132,126
2020	700,000	13.8%	85,000



Source: U.S. Census Bureau

CLV Planning & Development Department

Council Ward Map



Council Ward Population (as of July 1, 2000)

Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6	Total
77,394	84,328	78,849	82,122	76,244	83,937	482,874

Source: CLV Planning & Development Department, CLV Annual Population Estimate

Population Change by Census Tract (estimates from City

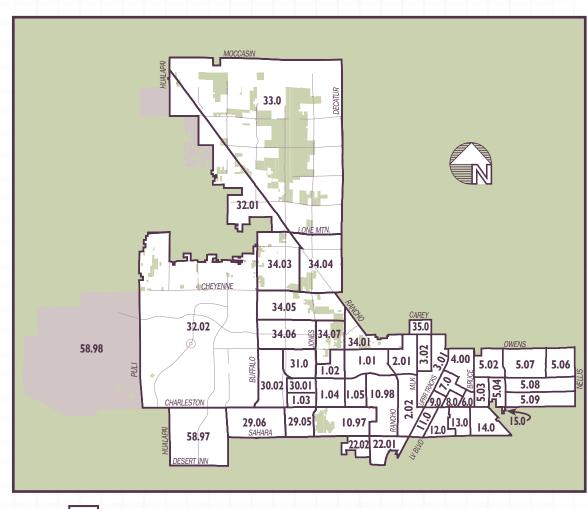
of Las Vegas Planning & Development Department, Comprehensive Planning Division)

Population growth during the past year was strongest in Census Tracts located in the west and northwest areas of the city of Las Vegas. Census Tracts 32.02 and 33.00 combined accounted for nearly 80 percent of the City's population growth. Census Tracts near downtown had slight population decreases due to lower occupancy rates and residential dwelling units converting to commercial properties.

Census Tract	July 1, 1999 Population Estimate	July 1, 2000 Population Estimate	Population Change	Census Tract	luly 1, 1999 Population Estimate	July 1, 2000 Population Estimate	Population Change
1.01	5,567	5,575	8	12.00	3,651	3,778	127
1.02	6,718	6,678	-40	13.00	4,014	3,995	-19
1.03	5,001	4,952	-49	14.00	6,118	6,102	-16
1.04	7,628	7,571	-57	15.00	753	746	-7
1.05	3,107	3,107	0	22.01	3,829	3,868	39
2.01	4,424	4,640	216	22.02	6,862	7,081	219
2.02	6,304	6,294	-10	29.05	5,775	5,785	10
3.01	3,657	3,653	-4	29.06	8,231	8,562	331
3.02	4,868	4,652	-216	30.01	3,922	3,908	-14
4.00	6,870	6,955	85	30.02	15,544	15,656	112
5.02	8,704	8,796	92	31.00	11,978	11,796	-182
5.03	5,728	5,812	84	32.01	8,674	9,087	413
5.04	5,543	5,697	154	32.02	100,015	107,728	7,713
5.06	7,567	7,516	-51	33.00	26,293	31,699	5,406
5.07	13,004	13,730	726	34.01	12,644	12,608	-36
5.08	8,745	8,738	-7	34.03	15,485	15,210	-275
5.09	9,981	10,078	97	34.04	11,880	12,099	219
6.00	2,702	2,990	288	34.05	14,142	13,982	-160
7.00	2,928	3,256	328	34.06	18,913	18,780	-133
8.00	2,416	2,224	-192	34.07	8,630	8,508	-122
9.00	1,661	1,449	-212	35.00	2,783	1,977	-806
10.97	9,522	9,529	7	58.97	30,675	31,295	620
10.98	5,991	6,039	48	58.98	3,106	4,839	1,733
11.00	3,759	3,854	95	TOTALS	466,312	482,874	16,562

Source: CLV Planning & Development Department

Census Tract Map



1990 City of Las Vegas Boundary & Census Tracts

Current City of Las Vegas Boundary

Unincorporated Clark County / North Las Vegas

Source: U.S. Census Bureau, 1990 Census CLV Planning & Development Department

Population Change by ZIP Code (estimates from City of Las

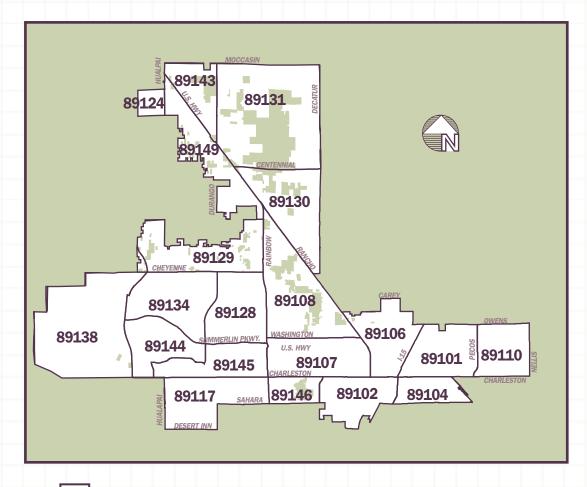
Vegas Planning & Development Department, Comprehensive Planning Division)

ZIP Codes in the western and northwest portions of the city are continuing to experience strong population growth. Downtown Las Vegas and the surrounding areas are experiencing slow or negative population change. This is due primarily to decreased occupancy rates in multi-family units and conversion of some residential units to commercial or office space.

ZIP Code	July 1, 1999 Population Estimate	July 1, 2000 Population Estimate	Population Change
89101	38,675	39,355	680
89102	26,369	26,774	406
89104	15,184	15,271	86
89106	26,983	26,275	-708
89107	34,766	34,525	-241
89108	65,616	64,861	-755
89110	36,602	37,346	744
89117	38,906	39,857	951
89128	38,435	39,460	1,025
89129	27,028	28,570	1,542
89130	24,509	26,649	2,140
89131	7,693	9,512	1,818
89134	31,878	33,382	1,504
89143	1,499	3,035	1,536
89144	10,462	15,146	4,684
89145	24,639	25,379	741
89146	8,394	8,391	-3
89149	8,674	9,087	412
TOTALS	466,312	482,874	16,562

Source: CLV Planning & Development Department

ZIP Code Map



Current City of Las Vegas Boundary

Unincorporated Clark County or North Las Vegas

Source: U.S. Postal Service, 2000

Demographic Summary (estimates from the 1990 U.S. Census)

Age				
	Under 5 years		21,284	8.2%
	5 to 17 years		42,829	16.6%
	18 to 20 years		9,982	3.9%
	21 to 24 years		15,476	6.0%
	25 to 44 years		91,339	35.4%
	45 to 54 years		28,032	10.9%
	55 to 59 years		11,307	4.4%
	60 to 64 years		11,486	4.4%
	65 to 74 years		18,160	7.0%
	75 to 84 years		6,951	2.7%
	85 years and olde	er	1,449	0.6%
	T	OTAL	258,295	

In 1990, the median age for Las Vegas residents was 32.6 years compared to 33.1 for Clark County residents overall. The city's median age is expected to increase as more retirees (age 55 and over) migrate to Las Vegas.

Gender

Female	127,756	49.5%
Male	130,539	50.5%

Race and Hispanic Origin

White	186,716	72.3%
Black	28,897	11.2%
Asian	9,022	3.5%
American Indian	2,056	0.8%
Hispanic	31,249	12.1%
Other	355	0.1%

Income

1989 Income	
Household Median	\$ 30,590
Family Median	\$ 35,300
Per Capita	\$ 14,739

Source: U.S. Census Bureau

Housing Data

Home Occupancy Rates

The overall Home Occupancy Rates showed a slight increase over the previous year. Single Family occupancy rates increased citywide. However, occupancy rates for Multi-Family units decreased slightly.

ZIP	S	ingle Fam	ily	М	ulti-Famil	v	М	obile Hoi	те
Code	1998	1999	2000	1998	1999	2000	1998	1999	2000
89101	0.9720	0.9650	0.9710	0.9587	0.9260	0.9450	0.9660	0.9560	0.9510
89102	0.9754	0.9710	0.9780	0.9457	0.9150	0.9530	0.9522	0.9880	0.9010
89104	0.9748	0.9750	0.9740	0.9451	0.9440	0.9360	0.9594	0.9440	0.9450
89106	0.9761	0.9140	0.9650	0.9726	0.9530	0.9120	0.8824	1.0000	0.9430
89107	0.9726	0.9740	0.9760	0.9654	0.9720	0.9380	1.0000	1.0000	1.0000
89108	0.9821	0.9820	0.9820	0.9558	0.9490	0.9200	0.9769	0.9680	0.9870
89110	0.9767	0.9780	0.9800	0.9391	0.9310	0.9440	0.9542	0.9440	0.8940
89117	0.9713	0.9660	0.9750	0.8999	0.8850	0.9180	1.0000	1.0000	1.0000
89128	0.9755	0.9730	0.9880	0.9330	0.9510	0.9720	1.0000	1.0000	1.0000
89129	0.9837	0.9720	0.9800	0.9621	0.9690	0.9230	1.0000	1.0000	0.9750
89130	0.9792	0.9850	0.9850	0.9724	0.9480	0.9090	1.0000	1.0000	1.0000
89131	0.9460	0.9680	0.9750	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
89134	0.9474	0.9700	0.9880	0.8915	0.9060	1.0000	1.0000	1.0000	1.0000
89143	N/A	0.9930	0.9750	N/A	1.0000	1.0000	N/A	1.0000	1.0000
89144	N/A	0.9150	0.9860	N/A	0.9020	0.9870	N/A	1.0000	0.9790
89145	N/A	0.9830	0.9860	N/A	0.9810	0.9820	N/A	1.0000	0.9720
89146	N/A	0.9860	0.9830	N/A	0.9630	0.9670	N/A	1.0000	0.9550
89149	N/A	0.9850	0.9770	N/A	0.8630	0.9140	N/A	1.0000	1.0000

Source: U.S. Postal Service / Clark County Comprehensive Planning

Median Household Income

In the 1990 Census, the city of Las Vegas had a median household income of \$30,590. Historically, the City has had a wide array of income ranges. The Median Household Income by ZIP code table on page 30 displays the diversity of Las Vegas' neighborhoods. (ZIP Code Map is on page 27.)

Source: 1990 U.S. Census

Las Vegas Valley 1999 Median Household Income By ZIP Code

(ZIP Code Map is on page 27)

Zip Code	Income	Zip Code	Income
89005	\$44,236	89117	\$49,798
89012	\$63,860	89118	\$46,868
89014	\$60,132	89119	\$32,145
89015	\$44,622	89120	\$62,997
89030	\$26,296	89121	\$43,595
89031	\$54,310	89122	\$34,101
89032	\$52,946	89123	\$63,576
89052	\$69,759	89128	\$48,749
89101	\$19,188	89129	\$65,304
89102	\$32,622	89130	\$60,620
89103	\$33,786	89131	\$56,324
89104	\$33,221	89134	\$64,643
89106	\$24,790	89139	\$42,802
89107	\$44,683	89142	\$47,976
89108	\$45,310	89144	\$67,929
89109	\$24,854	89145	\$52,357
89110	\$44,400	89146	\$45,677
89113	\$69,726	89147	\$62,679
89115	\$32,884	89149	\$88,462
		89156	\$48,621

Source: Las Vegas Perspective Survey, 1999

Historical Housing Counts and Population Estimates

Since 1993, the city of Las Vegas has added more than 59,000 housing units. More than 40,000 or 68 percent of the new housing units built during this period are Single Family. Condominiums grew at the fastest rate during this time, more than doubling their 1993 total. The increase in population during this time was slightly greater than the increase in housing units, reflecting the increase in occupancy rates.

	Single	Mobile	Multi-		Town		Total	Population
Date	Family	Home	Plex	Apartments	Homes	Condos	Units	Estimate
7/1/93	70,296	8,186	3,402	39,273	4,224	7,810	133,191	330,472
7/1/94	75,807	8,456	3,357	39,730	4,701	8,508	140,559	352,305
7/1/95	83,624	7,362	3,579	41,328	3,505	10,362	149,760	374,238
7/1/96	89,661	7,608	3,388	43,368	4,172	12,760	160,957	405,517
7/1/97	93,033	7,765	3,379	44,437	6,333	13,182	168,129	422,884
7/1/98	100,601	7,843	3,388	47,585	5,039	15,165	179,621	448,244
7/1/99	104,846	7,642	3,395	49,285	6,890	15,939	187,997	466,312
7/1/00	110,497	7,598	3,420	48,927	5,790	16,447	192,679	482,874

Source: CLV Planning & Development Department, CLV Annual Population Estimate

Contact Information

City Hall	229-6011
Animal Control – City of Las Vegas ONLY	229-6348
Administrative Services	229-6958
Building Permit Application Information	229-6916
Building and Safety	229-6251
Citizens Complaint Hotline	229-6615
City Attorney, Bradford Jerbic	229-6201
City Auditor	229-2472
City Clerk	229-6311
City Council	229-6405
Ward 1, Michael J. Mc Donald	229-6405
Ward 2, Lynette Boggs McDonald	229-6405
Ward 3, Gary Reese (Mayor Pro Tem)	229-6405
Ward 4, Larry Brown	229-6405
Ward 5, Lawrence Weekly	229-6405
Ward 6, Michael Mack	299-6405
City Hall Jail	229-6429
City Manager, Virginia Valentine	229-6501
Communication Services	229-6501
Deputy City Marshal Unit 6:00 AM- 2:00 AM	229-6444
Detention & Enforcement	229-6617
Finance & Business Services	229-6321
Fire and Rescue, Emergency Only	9-1-1
Fire and Rescue, Administration	383-2888
Fire and Rescue, Fire Prevention	229-0366
Human Resources	229-6315
Human Resources, Employment Opportunities	229-6346
Information Technologies	229-6291
Leisure Services	229-6297
Mayor, Oscar B. Goodman	229-6241
Municipal Court	229-6421
Neighborhood Services	229-2330
Office of Business Development	229-6551
Parking Citations and Hearings	229-4700
Planning & Development	229-6301
Statistics and Demographics Questions	229-6137 or 2080 or 2073
Public Defender	229-6486
Public Works	229-6276
Sewer Emergency Calls – City of Las Vegas ONLY	
6:30 AM – 3:00 PM	229-6227
After hours	229-0291
Streetlight Trouble – City of Las Vegas ONLY	
6:00 AM – 4:30 PM	229-6331

Acknowledgements

This publication is a joint effort by the Office of Business Development and the Planning & Development Department.
You may contact them at:

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Las Vegas, Nevada 89101
(702) 229-6301

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Mayor Oscar B. Goodman
Councilman Gary Reese (Mayor Pro Tem)
Councilman Michael J. McDonald
Councilman Larry Brown
Councilwoman Lynette Boggs McDonald
Councilman Lawrence Weekly
Councilman Michael Mack
City Manager Virginia Valentine
Deputy City Manager Steven P. Houchens
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